



## CHAPTER 3 **Land Use Element**



# Land Use Element Amendment

Planning Commission  
Briefing  
September 19, 2013





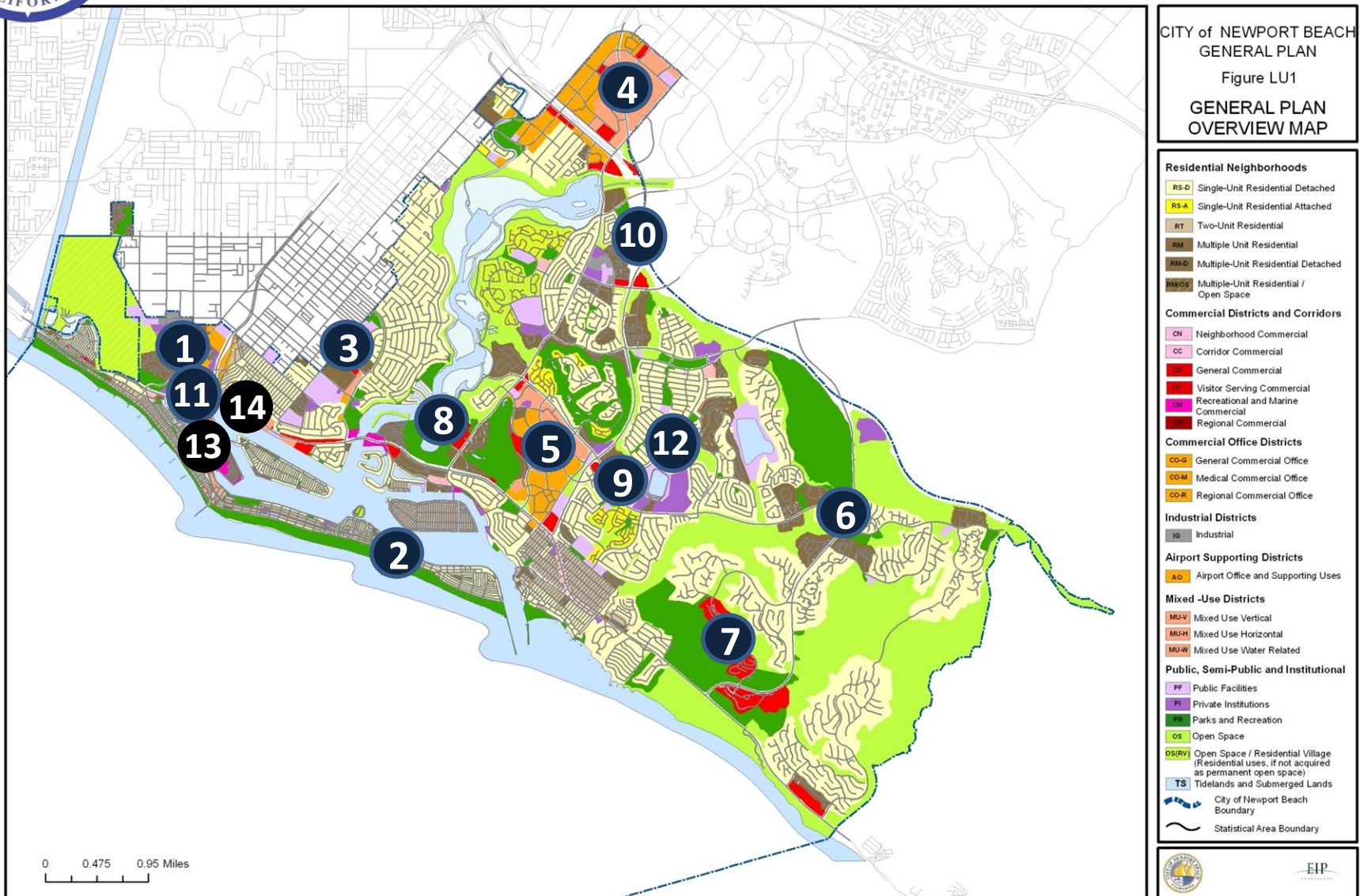
# LUE Amendment Objectives

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- Consider land use designation and density adjustments, in context of “**trip neutrality**”
- Policy revisions to reflect new City plans and policies
  - Balboa Village
  - Lido Village
- Policy revisions to reflect legislation, best practices, and City staff review



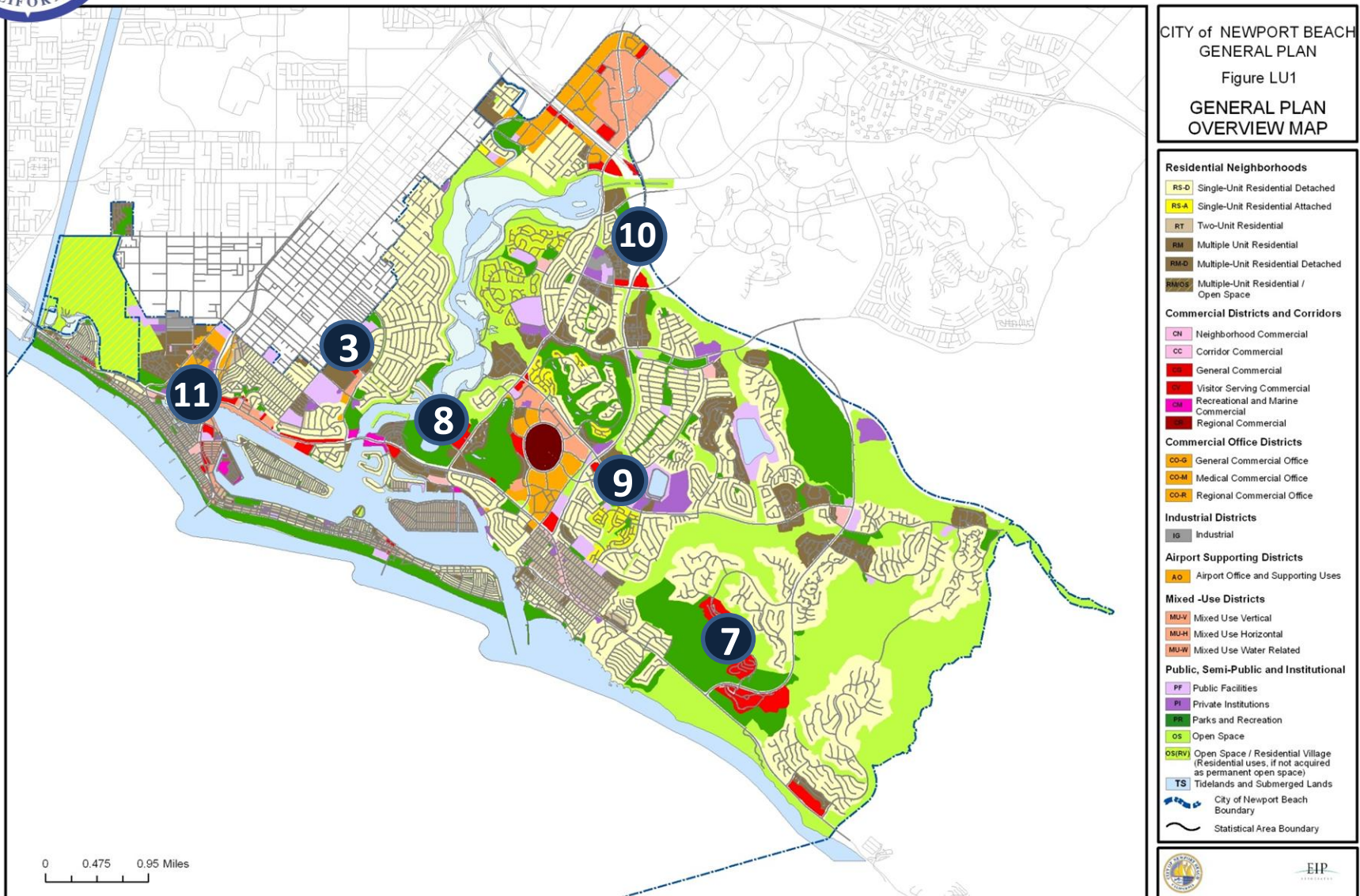
# Study Areas







# Reduced Capacity







# Reduced Capacity

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# Reduced Capacity

Map Reference	Location	2006 General Plan		Existing	LUEAC Recommendation	
		Designation	Allowable SF		Reduction SF	Remaining SF
3	Westcliff Plaza	Neighborhood Commercial (CN)	138,500	112,986	14,514	11,000
6	Newport Coast Center	Neighborhood Commercial (CN)	141,787	103,712	37,825	200
7	Newport Coast Hotel	Visitor-Serving Commercial (CV)	2,150 (rooms)	1,128 (rooms)	1,022 (rooms)	0
8	Bayside Center	Neighborhood Commercial (CN)	66,000	65,284	366	350
9	Harbor View Center	Neighborhood Commercial (CN)	74,000	71,993	1,875	150
10	The Bluffs	General Commercial (CG)	54,000	50,312	3,538	150
11	Gateway Park	Commercial Corridor (CC)	4,356	0 (Park)	4,356	0





# Land Use Changes





# Land Use Changes

Map Refer-ence	Location	2006 General Plan		Existing	LUEAC Recommendation			
		Designation	Allowed Density		Designation	Density	Reduced SF	Remaining SF
1	1526 Placentia (King's Liquor)	Multi-Unit Residential (RM)	18 DU/Acre	7,424 SF	General Commercial (CG)	0.5 FAR	6 DUs	0
1	1499 Monrovia	Multi-Unit Residential (RM)	18 DU/Acre	Vacant office building	Public Facilities (PF),	NA	NA	NA
					or RM	18 DU/Acre		
2	813 East Balboa Boulevard	Two-Unit Residential (RT)	18 DU/Acre	Day Spa/Legere Property	Mixed-Use Vertical (MU-V)	1.5 FAR (0.7 non-res; 0.8 res)	NA	NA





# Land Use Changes



## 1499 Monrovia

### Supporting Facts:

Vacant office building  
abutted by multi-family  
residential

GP: Multiple Unit Residential (RM)  
Allowed Density: 18 DU/Acre  
Recommended Designation: Public  
Facilities (PF) or RM 18 DU/Acre





# Modified Capacity







# Modified Capacity



## Newport Center/Fashion Island

### Recommended Increases:

Regional Office: 500,000 SF

Regional Commercial: 50,000 SF

Multi-Family Dwellings: 500



# Modified Capacity



## Harbor Day School

### Supporting Facts:

Provides opportunity for expanded facilities and student enrollment.  
Subsequent entitlement permits required.

GP Designation: Private Institutional (0.35 FAR)

Allowed Floor Area: 99,708 SF

Recommended Increase: 14, 244 SF (0.4 FAR)

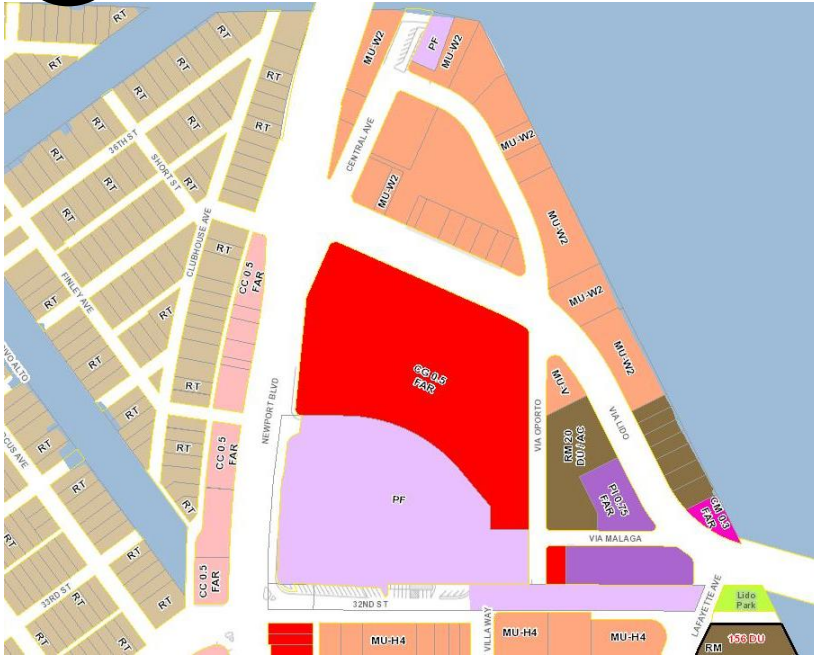




# No Change in Capacity

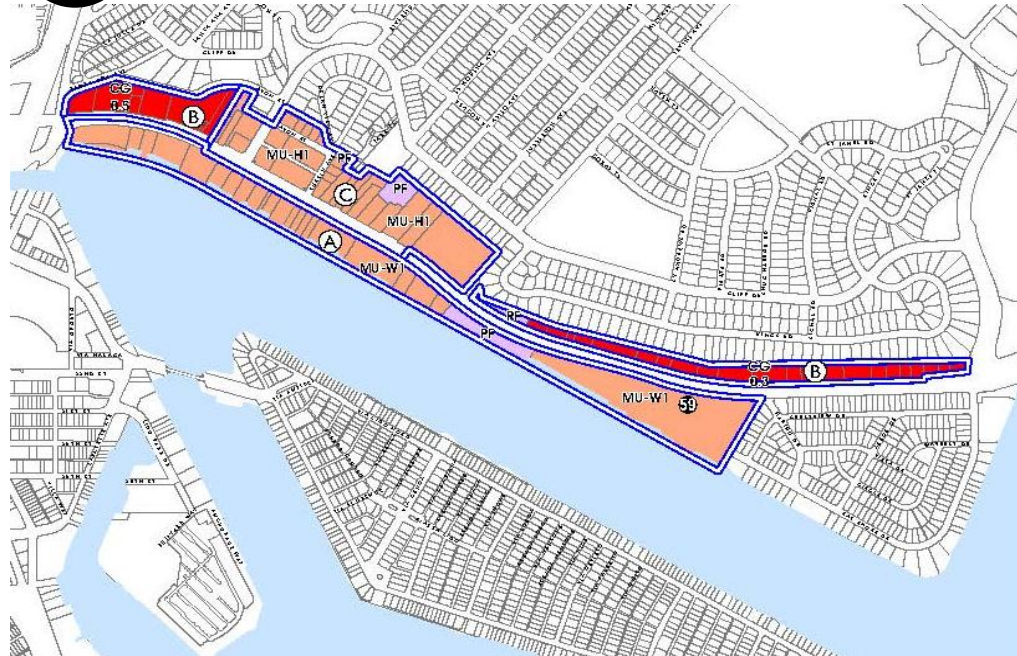
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Lido Village



14

Mariners' Mile

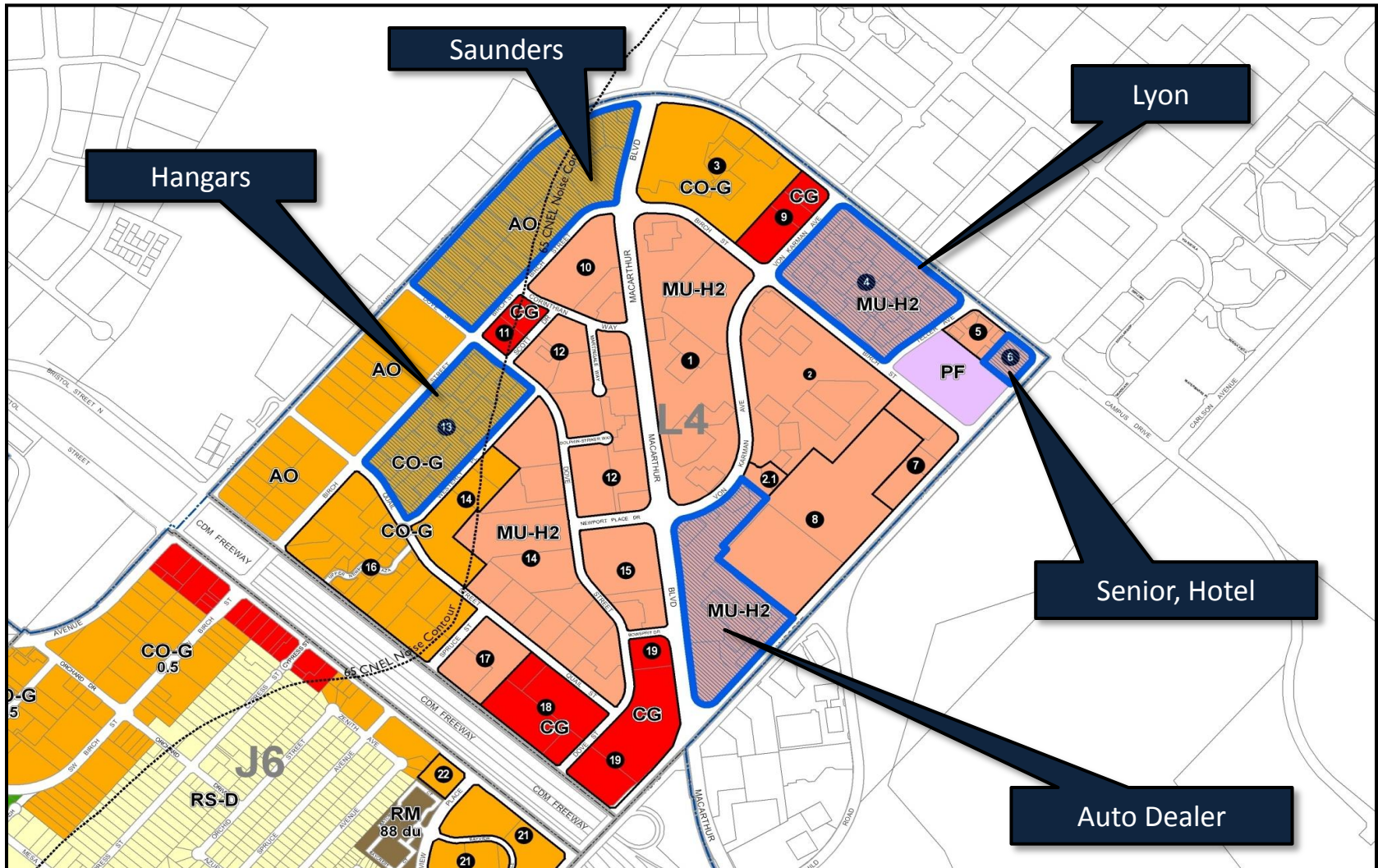


Economic analyses indicate General Plan residential densities sufficient for development feasibility



# To Be Resolved

## Airport Area







# To Be Resolved

## Saunders Properties

Current: 575,00 sq ft.

Proposed: 1.2 million sq ft. & 685 Apartments

## Lyon Homes

Current: 1,650 replacement du's  
550 Additive du's

Proposed: 2,350 replacement du's

## UAP Companies

Current: 46,044sq ft. commercial

Proposed: Allow congregate care, hotel with more floor area (trip neutral)

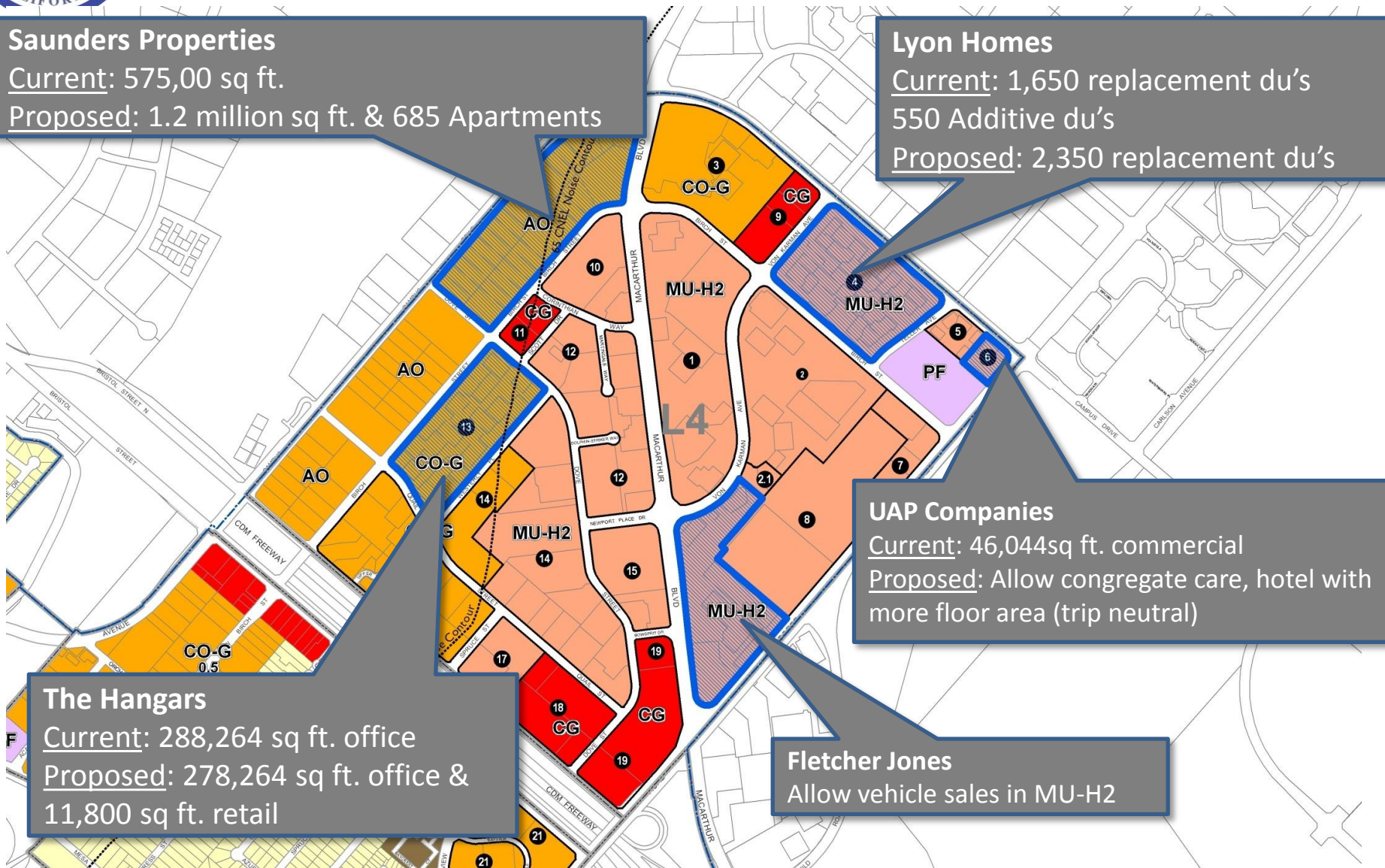
## The Hangars

Current: 288,264 sq ft. office

Proposed: 278,264 sq ft. office &  
11,800 sq ft. retail

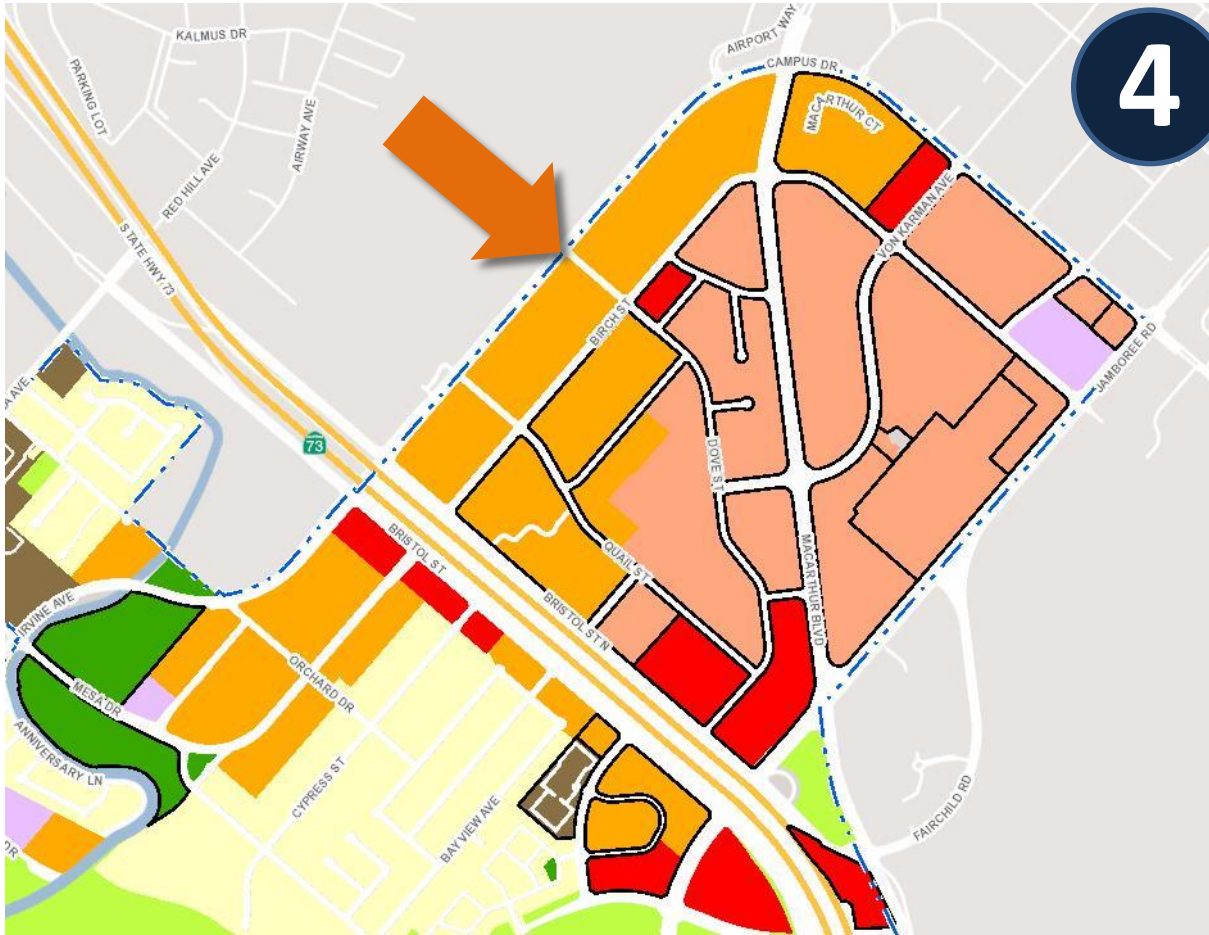
## Fletcher Jones

Allow vehicle sales in MU-H2





# To Be Resolved



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## Airport Area Issues:

1. Should additional replacement housing units be permitted, while maintaining trip neutrality? (GP: 2,200 maximum)
2. Should additional trips be permitted to facilitate new projects?
3. Should separate planning study be conducted in future to address second question?





# To Be Resolved

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- Lower Castaways: Land use designation, capacity
- Other Irvine Company property capacity modifications
- Policy revisions to reflect legislation, best practices, and City staff review



# Next Steps

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- **October 1:** LUEAC Meeting to Finalize Land Use Recommendations for CEQA Review
- **October-February:** Prepare Draft Supplemental Environmental Impact Report
- **November-January:** LUEAC Meetings for Recommended LUE Goal and Policy Revisions





# Discussion

Planning Commission  
Briefing  
September 24, 2013

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